PROJECT INFORMATION		SEATTLE NC1P-55 (M1) ZONING CODE		PROPOSED MIXED-USE DEVELOPMENT		MANDATORY HOUSING AFFORDABILITY (MHA) M1		ISSUED DATE:
LEGAL DESCRIPTION OF: 3031 BEACON AVE S SEATTLE	BEACON HEIGHTS PLat Block: 5 Plat Lot 8	FAR MAXIMUM SMC 23.47A.013 (outside the Station Area Overlay District)		LOT AREA	7,825 SF	MHA UNITS / PAYMENT OPTIONS 23.58C 040	[(X1 + X2)] X Z = MHA-R PAYMENT WHERE X1 IS THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE; X2 IS THE TOTAL GROSS FLOOR AREA OF LIVE WORK	PRE APP MAR 14, 2022
3035 BEACON AVE S SEATTLE	BEACON HEIGHTS PLat Block: 5	(inside Residential Urban		ALLOWED GROSS AREA	3.75 (FAR) X 7,825 SF (LOT AREA) = 29,343.75 sf	MHA requirements apply to development in this zone and	UNITS; Y IS THE FLOOR AREA OF RESIDENTIAL / LIVE-WORK PARKING LOCATED UNDERGROUND EXCLUDED FROM MHA	
0.005.4	Plat Lot 9	Village)		PROPOSED GROSS AREA	xxx SF < 29,276 SF	would be subject to Medium Areas fee requirements.	CALCULATION; AND Z IS THE MHA-R PAYMENT CALCULATION AMOUNT PER SQUARE FOOT.	
PARCEL#	0597000565 (3031 BEACON AVE S SEATTLE) 0597000570 (3035 BEACON AVE S SEATTLE)		and final		xxx SF < 29,276 SF/5 = 5855		ZONES WITH AN (M1) SUFFIX IS MEDIUM AREAS: \$XXX	
ZONING	NC1P-55 (M1) (pedestrian-designated)	STRUCTURE HEIGHT SMC 23.47A.012	55'	STRUCTURE HEIGHT SMC 23.47A.012	55'		AMOUNT OF PAYMENT: [(X1 + X2)] X Z = MHA-R PAYMENT	
UILDING CODE:	SBC 2018	SETBACKS	SMC 23.47A.014	SETBACKS				
XISTING HOUSE YEAR BUILT:	1959 (3035 BEACON AVE S SEATTLE)	SMC 23.47A.014.2	An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, R, or HR zone or					
UTHORITY HAVING URISDICTION: (AHJ):	SEATTLE		that abuts a lot					
OCCUPANCY CLASSIFICATION:	R2 8 B		 a. Ten feet for portions of structure above 13 feet in height to a maximum of 65 feet. 				* IF ROUNDING DOWN TO PROVIDE AFFORDABLE PERFORMANCE. UNIT, DEVELOPER MUS PAY FOR FRACTION THEY ROUDING OFF	
YPE OF CONSTRUCTION:	V-A		One-half of the width of an abutting alley may be counted as part of the required setback. For the				AS PAYMENT HOUSING	
PROJECT ADDRESS:	3031 and 3035 Beacon Ave S Seattle, WA 98144		purpose of this Section 23.47A.014, the alley width				* IF NUMBER LESS THAN 2, APPLICANT SHALL ROUND UP TO 3, OR PROVIDE ONE UNIT THAT IS 3-BEDROOM OR LARGE	
NORK DESCRIPTION:	DEMOLISH EXISTING SINGLE FAMILY HOUSE,		and the location of the rear lot line shall be determined prior to any dedication that may be required for ally improvement purposes.				(SMC 23.58C.050.C)	
	CONSTRUCT NEW 5 STORY MIXED-USE BUILDING CONSISTING COMMERCIAL ON LEVEL 1 (STREET		to note: to verify ROW dedication after Preliminary					
	LEVEL) AND APARTMENT FROM LEVEL 2 TO LEVEL 5		Assessment Report] [[
WNER INFORMATION:	LAU JANET S Mailing Address: 3650 W MERCER WAY, MERCER ISLAND WA 98040 Email:janetslau888@yahoo.com	BUILDING MAX. WIDTH AND DEPTH:	250'	BUILDING WIDTH AND DEPTH:	xxx	VICINITY MAP		
		AMENITY AREA:	5% OF THE TOTAL GLOSS FLOOR AREA IN RESIDENTIAL USE	AMENITY AREA:	XX SF (RESIDENTIAL GFA) X 5% = XXSF			
		PARKING:	COMMERCIAL		1	0 0		KIM A 98026
ROJECT DESIGNER:	Benny Kim	INSIDE RESIDENTIAL URBAN	TABLE A FOR 23.54.015 PARKING FOR NON-RESIDENTIAL			Occasion Orange and the last season and the la		
	7415 Lake Ballinger Way Edmonds WA 98026 bennykimdesign@outlook.com	VILLAGE INSIDE FREQUENT TRANSIT	USES OTHER THAN INSTITUTIONS			*		
ENERAL CONTRACTOR:	TBD	SERVICE AREA	K. Non-residential uses in urban			- 10	Omenium	YDIA Edmonds,
CHENNE CONTROCTOR:		OUTSIDE THE STATION AREA OVERLAY DISTRICT	OUTSIDE THE STATION AREA villages that are not within an urban			Particular Company	T 1 - 000 1 TITO	
ANDSCAPE ARCHITECT:	тво	OUTSIDE THE URBAN CENTER CENTER	District, if the non-residential use is located within a frequent transit			• I		May Way
			service area.			1	Section 1997	AND
IVIL ENGINEER:	TBD		NO MINIMUM REQUIREMENT					
			RESIDENTIAL TABLE B FOR 23.54.015					
			PARKING FOR RESIDENTIAL USES			The State of the Original State of the Origi	The state of the s	BEN 7415 L
SPRINKLER DESIGN:	TBD		All residential uses in commercial, RSL and multifamily zones within urban villages that are not					B
			within urban center or the Station Area Overlay District, if the residential use is located within a				- O STATE STATE OF ST	
			frequent transit service area NO MINIMUM REQUIREMENT					KIM
BUILDING CODE	NOTES						Commence Com	
ALL WORK ARE DONE IN AG ORDNANCES.	CCORDANCE WITH ALL APPLICABLE CODES AND				ADJACENT PROPERTY PARCEL NO. 059700-0660			
ALL PLUMBING AND ELECT	RICAL WORK SHALL BE DONE BY LICENSE				N79° 27' 17" E 100'			
CONSTRUCTOR UNDER SE	PARATE PERMIT.				N/3 2/ 1/ E 100			
ALL WORK SHALL BE DONE IN ACCORDANCE W/ APPLICABLE CITY CODES			98.40					
2018 SEATTLE BUILDING CO	ODE (SBC)		1					
			199	PROPE	DTV			
	MITE DV OTHERS (89		L NO. 059700-0665 & NO.			ARTMEN
	MITS BY OTHERS /		92.0	059700				
DEFERRED PER	WILL:		> 50					APAR
T IS THE CONTRACTORS RESPONDED TO	DNSIBILITY TO PROVIDE ADDITIONAL DRAWINGS COMPLETE THE PROJECT. THE FOLLOWING		ALLE:	BEACON HEIG	RIPTION of 3031 BEACON AVE S SEATTLE: HTS			AP AP
IST	COMPREHENSIVE, OF THE POSSIBLE TYPE OF		A A L	PLat Block: 5 Plat Lot: 8		87.72"E WALK	NA N	
DDITIONAL PERMITS, DRAWING	SS. AND SUBMITTALS THAT MAY BE REQUIRED ROJECT. DEPENDING ON THE PROJECT, SOME			LEGAL DESCR	RIPTION of 3035 BEACON AVE S SEATTLE:	≥ 0	I CE	303
	DRAWINGS, AND SUBMITTALS COULD COME UP			PLat Block: 5 Plat Lot: 9	and a	33° 56 RETE	Z	
- PROVIDE INFORMATION	TO CITY REGARDING DISPOSAL OF EXCESS SOIL			Piai Lot: 9		CONCRETE (CONCRETE LANDSCAPE	AVENUE ADSCAPE NORETE SIDE W	
 PROVIDE DESIGN OBTAIN PROVIDE DESIGN OBTAIN 	N PERMIT FOR ANY REQUIRED OF EXCESS SOIL IN PERMIT FOR ANY REQUIRED SHORING WORK					70 5		
 PROVIDE DRAWINGS OB 	TAIN PERMIT FOR PLUMBING WORK TAIN PERMIT FOR ELECTRICAL WORK					PRIMARY APARTMENT ENTRY	8	
OBTAIN PERMIT FOR STORM SEWER DESIGN AND HOOK-UP OBTAIN ALL TREES REMOVAL PERMIT			L 1			The state of the s	BEACON 8	
 APPLY AND PAY FOR AN OBTAIN SEPARATE PERM 	Y REQUIRED WATER METERS MITS FOR DEMOLITION, ACCESSORY BUILDINGS,						#	
AND RETAINING WALLS - ANY DEFFED SUBMITTAL	S SHALL BE SUBMITTED TO BUILDING						_	
DEPARTMENT FOR REVIEW			1					
			1	N88° 5	1'51"W 106.04			
Į.			/		vo.04		N	GENERAL NOTE AND SITE PLAN
<u> </u>			/ /	712	DIACENT DEODESTY			FILE 2127
			r /	A	DJACENT PROPERTY			1
		2 SITE PLAN 3/32" = 1'-0"			ARCEL NO. 059700-0679			∬ A0.1

PROJECT DESCRIPTION

3035 Beacon Hill

Site address 3035 Beacon Ave S Seattle

Site 7,807 SF

Parcel No 0597000670, 0597000665

Legal

Zoning NC1P55M

FAR 4 29,667 Administrative Design Review, SEPA required

Max ht 55 ft

Setbacks Req'd Parking Lot Coverage Landscape

						Prov'd		1 BED, 1	2 BED, 2	3 BED, 2	Req'd
Fl	SF	Retail	APT	Const Type	Height (Ft)	Parking	STUDIO	BATH	BATH	BATH	Parking
					5						
5	6,079		6,079	V-A	8		0	2	5	1	0
4	6,079		6,079	V-A	9.5		0	2	5	1	0
3	6,079		6,079	V-A	9.5		0	2	5	1	0
2	6,079		6,079	V-A	9.5		0	2	5	1	0
1	5,262	2,898	940	II-B	13	4	0	0	1	0	0
Total	29,578	2,898	25,256		55	4	0	8	21	4	0

CODE

2018 SEATTLE BUILDING CODE

OCCUPANCY

R-2 APARTMENT

CONSTRUCTION

APARTMENT - TYPE VA (SPRINKLER, NFPA 13)

OCCUPANCY LOAD

1/ 200 30 OCCS 5TH FL R-2 Residential 4TH FL R-2 Residential 1/ 200 30 OCCS 3RD FL R-2 Residential 1/ 200 30 OCCS 2ND FL R-2 Residential 1/ 200 30 OCCS 1ST FL R-2 Residential 1/ 200 26 OCCS

ALLOWABLE BUILDING AREA

 TYPE
 OCC
 SPRINK
 ALLOW AT
 ALLOW FL
 PROPOSED FL

 V-A
 R-2
 S-NFPA13
 60
 4
 4

 I-A
 R-2
 S-NFPA13
 60
 4
 1

OCCUPANCY SEPARATION REQUIRED

S-1 TO R-2 1 HR

STORAGE IS ACCESSORY USE TO R-2. NO SEPARATION REQUIRED

FIRE RESISTANCE STRUCTURAL ELEMENTS

BEARING WALL 1 HR FLOORS 1 HR

FIRE RESISTANCE STRUCTURAL ELEMENTS FOR EXTERIOR WALL

VA B, S-1, R-2 5<X<10 WALL 1 HR

SITE NOTES

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP,
DATED SEPTEMBER 29, 1989, COMMUNITY PANEL NO. 53033C0635F,
AND IS SITUATED IN ZONE "X". AREA DETERMINED TO BE OUTSIDE
OF THE 500—YEAR FLOODPLAIN.

ZONING AGENCY: SEATTLE MUNICIPAL TOWER DEPARTMENT OF CONSTRUCTION AND INSPECTIONS 700 5TH AVE #2000 SEATTLE, WA 98104

ZONING: COMMERCIAL/MIXED USE NC1 NC1P-55 (M1)

HORIZONTAL DATUM: NAD 83/2011

VERTICAL DATUM; NAVD 88

VERTICAL BENCHMARK:
CITY OF SEATTLE BENCHMARK SNV-2600
3% BRASS PIN 0.5' SE OF THE MID PT OF CURVE AT THE INT OF
THE BK CW IN THE NW COR INT OF BEACON AVE S AND S
HANDFORD ST
ELEVATION = 299.17'

AREA: SITE AREA AS SHOWN CONTAINS 7,825 SQUARE FEET OR 0.1796 ACRES, MORE OR LESS.

SUBSTRUCTURES:
BURED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS
FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY
FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR
THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF
EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY
OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER
RINES ARE NOT ANY SYMELABLE THE PUBLIC. NORTH PEAK
AND NOT ANY SYMELABLE THE PUBLIC. NORTH PEAK
COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE
UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS—OF WAY.
NORTH PEAK ASSOCIATES LLC, DOES NOT ACCEPT PESPONSIBILITY
FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER
OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE
LOCAL JURISDICTION.

LEGAL DESCRIPTION: LOTS 8 & 9, BLOCK 5 OF BEACON HEIGHTS, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 23, RECORDS OF KING COUNTY AUDITOR.

GENERAL NOTES:

1. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.

- FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
- 3. ALL DISTANCES ARE IN FEET.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 23, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2020.
- 5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES FOUND DURING A FULL TITLE SEARCH.

1 INCH = 40 FT.

REFERENCES:

1. UNIT LOT SUBDIVISION PREPARED BY ALLIED LAND SURVEYING, INC, RECORDED UNDER KING COUNTY RECORDING NO. 20160316900002.

UNIT LOT SUBDIVISION PREPARED BY EMERALD LAND SURVEYING, INC, RECORDED UNDER KING COUNTY RECORDING NO. 20070214900008.



VICINITY MAP

ES SB



S NORTH PEAK ASSOCIATES PROFESSIONAL LAND SURVEYORS

WOODINVILLE REDMONI WOODINVILLE, W (206) 601-46 WWW NORTHPEAKASS

RAYNE ENTERPRISES, LLC RAYNE-BEACON

BOUNDARY / TOPOGRAPHIC SURVEY

19-97

HEET 1 OF 2











